

and you will receive written notification in due course about your new repayment amount. No further action is required.

**b) You can avail of our new special staff 2 Year Fixed Rate** which will be priced at ~~3.95%~~. This special fixed rate is available for all new and existing mortgage business and includes both PDH (Private Dwelling House) and RIL (Residential Investment Lending).

Staff will be advised of their rollover options a number of weeks prior to the expiry of the fixed rate term.

The staff 2 year fixed rate represents excellent value for both RIL's and PDH loans in a volatile interest rate environment. All the latest indications are that the ECB rate will increase a number of times throughout 2007.

This product and rate is subject to BIK at the appropriate rates, i.e. difference between the rate, 3.95% and the Revenue Commissioners Reference Rate (4.5% with effect from 1 January 2007) at your marginal tax rate.

Please note that this product option is only available for a limited period of time i.e. until 19 January 2007. All applications, MFA's (Mortgage Form of Authorisation) must have been received by this date to qualify for this fixed rate.

For details on how to switch into this product option and terms & conditions, please see Staff 2 Year Fixed Rate.

**c) You will also have the option to convert to the staff tracker mortgage.** This was priced at ECB + 0.85%, currently 4.35% and was only available for PDH mortgages. We are now delighted to be able to tell you that we have secured agreement to offer this tracker product to staff at ECB + 0.75%, i.e. currently 4.25%. This mortgage rate is available for all new and existing mortgage business and includes both PDH (Private Dwelling House) and RIL (Residential Investment Lending).

For details on how to switch into this product option and terms & conditions, please see Staff Tracker Mortgage.

N.B. For those staff currently on a staff tracker rate of ECB + 0.85% there is no need to take any action – your accounts will automatically be switched to the new rate of ECB + 0.75%

These product options are in addition to existing preferential rates.

For full details, see Staff Mortgage Options.

*Lending criteria and terms and conditions apply. The maximum staff mortgage is normally 100% of the property value. Security and insurance are required. As a general rule, loan amounts are subject to monthly repayments not exceeding 30% to 40% of the borrower(s)' disposable income and will vary according to individual circumstances. A typical variable rate mortgage of €100,000 over 20 years costs €651.15 per month (APR 4.9%). The cost of your monthly repayments may increase. A 1% interest rate rise will increase this repayment to €707.23 per month (APR 6.0%). This is an increase of €56.08 per month. Information correct as at*

55 x 410%  
 4.18%  
 4.21%  
 4.25%  
 4.50%